

**REGULAR MEETING  
OF  
MARCH 3, 1992**

The meeting was called to order at 3:49 p.m.

Item 1: Roll Call

Present: Members Wolfsheimer, Stevens, Behr, Stallings, Filner  
and Chair O'Connor

Not Present: Members Roberts, Hartley and McCarty

Secretary: Jack Fishkin

Item 2: Approval of the minutes of the meeting of February 18, 1992.

Motion by Wolfsheimer to approve the minutes.

Second by Stallings.

Vote: 6-0

Motion by Wolfsheimer to adopt Items 4, 5, 6, 7 and 8 (with  
Wolfsheimer abstaining on #6)

Second by Behr.

Vote: 6-0 on Items 4, 5, 7 and 8; Item #6: 5-0-1 (Wolfsheimer)

Item 4: Resolution approving the First Implementation Agreement to the Disposition and Development Agreement (DDA) for the Dream Theatre and Pierce-Field Building at 753 and 755 Fifth Avenue in the Gaslamp Quarter.

**ADOPTED AS RESOLUTION NO. 2052**

Item 5: Resolution increasing the budget to \$90,700 for the sidewalk improvement work at 528-540 "F" Street and 802-810 Sixth Avenue, adjacent to the New Moon building in the Gaslamp Quarter; and awarding a contract in the amount of \$82,466.83 to the L.R. Hubbard Construction Co. for the construction of improvements.

**ADOPTED AS RESOLUTION NO. 2053**

Item 6: Resolution authorizing CCDC to advertise and receive bids for construction of improvements on the block bounded by Front, "G" and Market Streets; award contract to the lowest qualified bidder, provided bids are within the established budget of \$68,200; and to administer said contract.

**ADOPTED AS RESOLUTION NO. 2054**

Item 7: Resolution approving the Second Implementation Agreement to the DDA with Broadway Ventures Development II for development of the block bounded by "C", Union, Broadway and State Streets in the Columbia Project.

**ADOPTED AS RESOLUTION NO. 2055**

- Item 8: Resolution approving a loan in an amount not to exceed \$700,000 with the San Diego Housing Commission on behalf of the Mercado Apartment project in the Barrio Logan Redevelopment Project; and authorizing the Executive Director to act in connection with such item.

**ADOPTED AS RESOLUTION NO. 2056**

Member Hartley entered the meeting.

- Item 3: Resolution approving a Negotiation Agreement with Vista Hill Community Treatment Systems for the lease and rehabilitation of the Lincoln Hotel at 536 Fifth Avenue in the Gaslamp Quarter (continued from meeting of February 18, 1992.)

Pam Hamilton outlined prior actions of the Agency and the concessions Vista Hill has agreed to make to the Chinese Asian Thematic (CAT) Historic Advisory Committee regarding artwork in the ground floors of the building.

Speakers again requesting the Agency to reissue the RFQ were Diana Chuh, of the San Diego Chinese Center; Ben Monzon, of the Asian Business Association; and Barbara Yorobe, of the San Diego Filipino-American Foundation.

Neil Longo again spoke of the urgent need for the facilities offered by Vista Hill.

Motion by Behr to reissue the RFQ (Request for Qualifications) for the Lincoln Hotel, specifically noting the Chinese-Asian Thematic Historic District location; with CCDC to work with Vista Hill to find another suitable location for its facilities.

Second by Filner.

Vote: 4-3 (Wolfsheimer, Hartley and Stevens voting nay)

The item was trailed as unfinished business to the next meeting, March 17, 1992 at 2 p.m. in the 12th floor Council Chambers.

- Item 9: Resolution accepting the following loans from the City of San Diego:
- a) \$274,683.73 from the Contribution to Redevelopment Agency Fund to the Southcrest Project Area for National City Mitigation payments and project administration;
  - b) \$1,229,586.11 from 1990 Community Development Block Grant (CDBG); and \$500,000 from 1983 CDBG to the Southcrest Project area for repayment of the principal portion of the CALTRANS note for the 252 Corridor acquisition;
  - c) \$8,715.09 from the 252 Acquisition Fund and \$164,906.48 from Capital Outlay to the Southcrest Project Area for repayment of the interest portion of the CALTRANS note for the 252 Corridor acquisition; and

Item 9: (continued)

- d) \$175,848.67 from the Route 252 Mitigation Fund to the Southcrest Project Area for National City Mitigation payments.

Dennis Coleman, of SEDC, gave the staff report.

Members Filner and Stevens requested that Mr. Coleman relay to the SEDC Board their desire to see results from these loans in the very near future.

Motion by Filner to adopt the resolution.

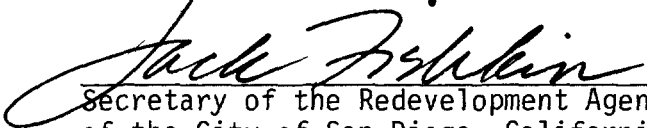
Second by Stevens.

Vote: 7-0

**ADOPTED AS RESOLUTION NO. 2057**

Public Comment - none.

The meeting was adjourned at 4:35 p.m.

  
Secretary of the Redevelopment Agency  
of the City of San Diego, California